

Neighborhood News

April 2009

The City of Carlsbad wants to let you know about an issue of interest to residents of Calavera Hills and surrounding neighborhoods.

A piece of private property known as Village H, including an area on the corner of Carlsbad Village Drive and Victoria Avenue, was sold in April to the Thompson Corp. For legal reasons, the new property owner has put

The city decided not to buy the land when it was for sale since purchasing the property would not significantly add open space to the city — more than 94 percent of the site is already set aside as open space, regardless of who owns it.

up fences and no trespassing signs, causing concern among some residents who want to continue to use a trail on the property and preserve the land as open space.

Although the city does not own this property, it does control the future use of the land through zoning and other land use laws. Since the city has heard concerns from some local residents, we have prepared this informational flyer.

Property history

- In 2006, the property was nominated for city acquisition to the Proposition C Open Space Committee by both the previous property owner (Calavera Hills II LLC) and neighbors.
- Based upon the information received and the approved ranking criteria, the property was ranked second in the Open Space Committee list of potential property acquisitions.
- The Carlsbad City Council considered purchasing the property at a closed session meeting in early 2008 (discussions about possible real estate acquisitions are conducted in closed session, in accordance with the Brown Act).
- The city declined the offer from Calavera Hills II LLC at that time since purchasing the property would not significantly add open space to the city (more than 94 percent of the site is already set aside as open space).
- Preservation of the entire southern portion of the property for Habitat Management Plan open space would necessitate confining public access to the future trail alignment along the western edge of the property, removal of non-native invasive species (including many of the eucalyptus trees), and revegetation of the site zoned for community facilities with native plantings.

What about the trail?

- The trail on the property is identified in the citywide trail master plan as a future city trail, but currently it is not part of the citywide trail system.
- Although the new property owner is putting up signs and fencing, that does not mean the public will not have access to a trail on the property in the future.
- The City of Carlsbad will work with the new property owner to determine when and how the trail on the property could once again be made accessible to the public.

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City of Carlsbad
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Carlsbad, CA 92008

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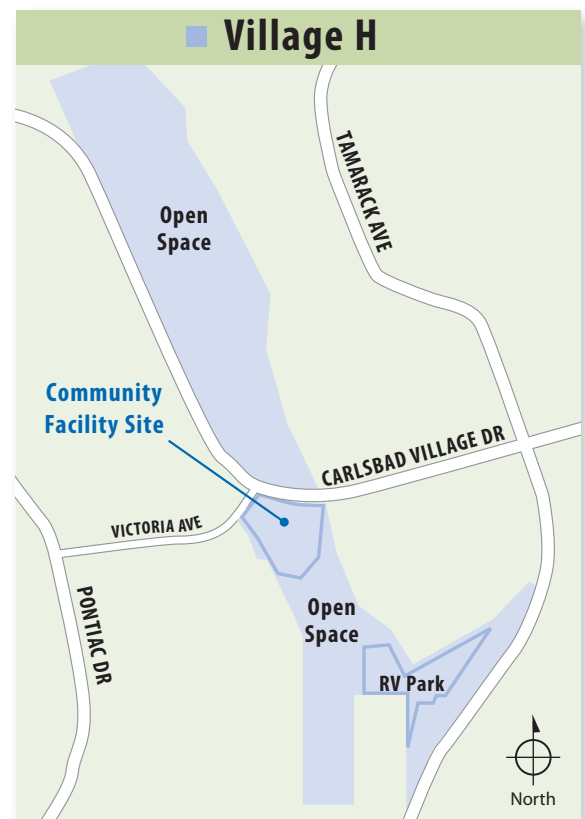
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VILLAGE H UPDATE

What will happen to the property

The ultimate development of the property must be consistent with the existing master plan and zoning for the area:

- The northern portion of Village H is already included in the city's Habitat Management Plan Hardline Preserve and under a conservation easement for open space preservation and management in perpetuity to the Center for Natural Lands Management.
- South of Carlsbad Village Drive is a mixture of uses and zoning:
 - The only development that may occur on the property is a community facilities land use (such as a daycare, place of worship, or senior center) on the 3.2 acre site south of Carlsbad Village Drive.
 - 2.3 acre existing Calavera Hills Master HOA RV storage area.
 - 18.5 acres of master plan open space, containing some native habitat eucalyptus trees and non-native grasses.
 - Existing master plan trail and future citywide trail.



For more information, contact Mike Grim at **(760) 602-4623**.